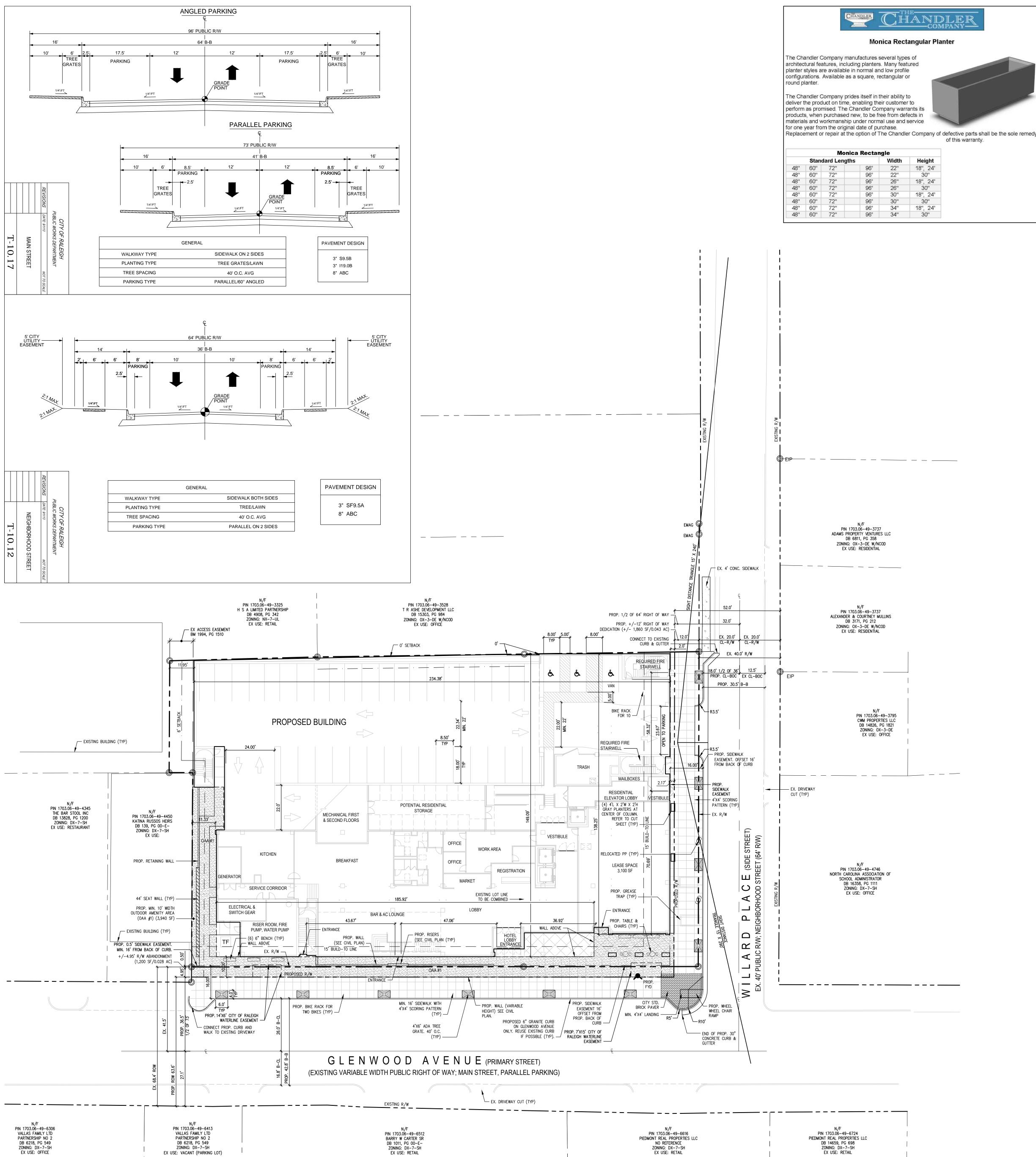
Administrative Alternates



Development Services Customer Service Center | 1 Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2495 | efax 919-996-1831

Administrative Alternate Request: Requested in accordance with UDO Section 10.2.17	OFFICE USE ONLY
Section(s) of UDO affected:	Transaction Number
3.4.9.C Build-To, Primary Street & 3.4.9.E Door Spacing	
Provide an explanation of the alternate requested, along with an applicant's statement of the findings This request is for an alternate for the build-to requirements for the Primary Street. See statement of findings memo.	
Provide all associated case plan numbers including zoning and site plan: SR-96-17 (TA# 535899 currently under review)	

Property Address 9 and 21 Glenwood Ave		Date 12.11.2017	
Property PIN 1703-49-4521 & 1703-49-4634	Current Zoning DX-7-SH		
Nearest Intersection Glenwood Avenue and Willard Street		Property size (in acres) 0.898 AC	
Property Owner 21 Glenwood Partners, LLC	Phone 919-8214665	Mall PO Box 341, Dobson NC 27017	
21 Olonwood Faranois, EEO	Email Roland@whiteoakinc.com		
Project Contact Person	Phone 919-612-6997	Mail 510 S. Wilmington St., Raleigh 27601	
Ken Thompson, JDavis	Email kent@jdavisarchitects.com Email kent@jdavisarchitects.com		
Property Owner Signature			
Swom and subscribed before me this day of, 20 / 7	Notary Signature do	No. 1 A.	



1 SITE PLAN

HC RAMPS:

- 1. ALL HC RAMPS TO BE FIELD ADJUSTED WITH INPUT FROM THE CITY OF RALEIGH FIELD INSPECTOR PRIOR TO INSTALLATION
- POWER POLES WHICH CONFLICT WITH FIELD LOCATED HC RAMPS ARE TO BE RELOCATED BY APPROPRIATE UTILITY COMPANY.

		FI	EMA MAP PANEL #: N/A
Overall Site Data			
Project: Willard AC Hotel		G	GENERAL NOTES:
Date: 10.13.2017 (updated 12.13.2017)			
		1.	. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH AND/OR NCDOT
1 Zoning	DX-7 SH		STANDARDS.
2 Section 3.2.6 Mixed Use Building		2.	. THE CONTRACTOR SHALL CONDUCT THE WORK IN A SAFE MANNER AND WITH A MINIMUM
A Lot Dimensions		-	AMOUNT OF INCONVENIENCE TO TRAFFIC.
A1 Area (min)	n/a		, and on the state of the state
A1 Area (max)	n/a	3.	
A2 Width (min)	n/a		TO THE PROVISIONS OF THE MUTCD (MOST CURRENT EDITION).
A3 Outdoor amenity area	10 %	١,	DRIOD TO CTART OF WORK A DRE CONCERNICATION MEETING MUCT BE CET UP WITH THE
B. Building / structure setbacks			PRIOR TO START OF WORK, A PRE-CONSTRUCTION MEETING MUST BE SET UP WITH THE CONTRACTOR AND CITY OF RALEIGH TRANSPORTATION FIELD SERVICES STAFF. CONTACT
B1 From primary street (min)	See SH Frontage below, item #3		ENGINEERING INSPECTIONS AT 919-996-2409 TO SET UP THE MEETING.
B2 From side street (min)	See SH Frontage below, item #3		ENGINEERING INSPECTIONS AT \$15-350-2405 TO SET OF THE MILETING.
B3 From side lot line (min)	0 or 6 FT	5.	. THE CONTRACTOR SHALL OBTAIN A RIGHT-OF-WAY OBSTRUCTION PERMIT FOR ANY WORK
B4 From rear lot line (min)	0 or 6 FT		WHICH REQUIRES THE TEMPORARY CLOSURE OF A STREET, TRAVEL LANE, PARKING SPACE
B4 From alley	5 FT		SIDEWALK FROM RIGHT-OF-WAY SERVICES AT LEAST 48 HOURS IN ADVANCE.
C. Parking setbacks			
C1 From primary street (min)	See SH Frontage below, item #3	6.	
C2 From side street (min)	10 FT		START OF THE WORK. SEE "RIGHT-OF-WAY CLOSURES" ON WWW.RALEIGHNC.GOV AND SEND
C3 From side lot line (min)	0 or 3 FT		THE RIGHT-OF-WAY OBSTRUCTION PERMIT TO <u>RIGHTOFWAYSERVICES@RALEIGHNC.GOV</u> .
C4 From rear lot line (min)	0 or 3 FT	7.	. ANY CONTRACTOR OR PROJECT MANAGER THAT IS WORKING ON A CITY PROJECT SHALL
C4 From alley	5 FT	'	SUBMIT A NOTIFICATION TO THE RW OBSTRUCTION APPLICATION FOR
D. Height			EMERGENCY/MAINTENANCE WORK PRIOR TO THE START OF THE WORK.
D1 Principal building (max)	(90' max) 7 Story		EMERGERO TRIBUTALE WATER TOTAL TRIBUTA OF THE WORK.
D2 Accessory structure (max)	25 FT	8.	PRIOR TO CONSTRUCTION BEGINNING, ALL SIGNAGE AND TRAFFIC CONTROL SHALL BE IN
E. Floor heights			PLACE.
E1 Ground floor elevation (min)	0 FT		THE CONTRACTOR CHAIL REPAIR ALL DAMAGER INFRACTRUCTURE IN THE BIGHT OF WAY A
E2 Ground story height floor to ceiling (min)	15 FT	9.	
E3 Upper story height floor to ceiling (min)	9 FT		RESTORE IT TO PREVIOUS OR BETTER CONDITION.
E Transporancy		1	

F1 Ground story (min) F2 Upper story (min) F3 Blank wall area (max) H. Allowed building elements Frontage requirements (sec. 3.4.7) SH (Shopfront) C1 Primary street build-to (min/max) C2 Building width in primary build-to (min) 1 Side street build-to (min/max) C2 Building width in side build-to (min) 40 % D. Additional parking limitations D1 Parking setback from Primary street D2 No on-site parking or vehicular surface area -is allowed between the building and the street . Pedestrian access

see Sec. 8.5.2.A

Tree grate

First 16 units exempt

First 10K SF exempt

First 30K SF exempt

1 per 20 rooms (4 min.)

per 5,000 SF (4 min.)

32,888 / 0.90 = 84.1%

0.898 x 10% =

3,940 / 1,000 =

185.9 / 249.5 =

155.0 x 40.0% =

138.3 / 155.0 =

44,664 SF

None

79,558 SF 36,996 SF

(90' max) 7 Story

0 to 15 FT

199.6 FT

62.0 FT

1.00 SP

16.0 SP

1.03 AC

74.5%

37.06 - 47.06 FT

(84'-4 1/4") 7 Story

- E1 Primary street-facing entrance required E2 Street-facing entrance spacing (max) . Streetscape requirement Main Street or 4 Streetscape requirement (sec. 8.5.2) Main Street (Sec. 8.5.2.A)
- Glenwood Avenue & Willard Street A. Streetscape width (max.) B. Sidewalk (min.) C. Planting area (min. Walkway type Planting type **5** Required parking (UDO section 7.1.3.A)
- Overnight lodging
 Residential required parking rates Residential use (min.) Residential use (max.) Residential use Visitor Non residential required parking rates Non residential Sec. 7.1.3.A.1.d. (automatic) Sec. 7.1.3.A.1.e. (25% of GF retail uses) 6 Required bicycle parking (UDO section 7.1.2.
- Overnight lodging Short term Long term Multi-unit living Short term Long term Retail sales Short term Long term 7 Site Data 8 Tract area 1703494634
- ___ 1703494521 Gross acreage Additional right of way Less right of way dedication Net acreage Overnight lodging
 Residential (all 2 bedroom Non-residential (Ground floor) I0 Gross square footage
- non-reidential (Ground floor Parking deck 11 Proposed FAR Building lot coverage 12 Outdoor amenity area (UDO section 3.2.6.A3 Area required - 10% of net acreage Area provided - OAA #1 Seating required (1 LF per 50 SF) Seating provided - OAA #1

Trees provided - OAA #1

Building height Allowed height 14 Frontage requirements (UDO section 3.4.9) Required Primary Street - Glenwood Ave. 3.4.9.C1 Primary street build-to (min/max) 3.4.9.C2 Building width in primary build-to (min Required Side Street - Willard St. 3.4.9.C3 Primary street build-to (min/max) 3.4.9.C4 Building width in primary build-to (mir 3.4.7.E2 Street-facing entrance spacing

Trees required (1 tree per 1,000 SF)

15 Neighborhood transition (UDO section 3.5) 16 Required parking (UDO section 7.1.2 & 7.1.3.A Overnight lodging (1 space per room)
Residential (1 SP/DU - 1st 16 exempt) Retail uses (first 30K SF exempt) HC required (Car and Van) HC required (Van) Standard space - parking deck Conpact space - parking deck

HC space - parking deck

1 van, 4 reg. car) Total spaces provided Required bicycle parking (UDO section 7.1.2 Overnight lodging use Long term (1 space per 20 rooms, min. 4) Long term (1 space per 20 rooms, min. 4) Short term (1 per 5,000 SF, min. 4) Total bike parking provided (6 outside, 10 in bloom 18 Impervious area

- **EXISTING SITE DATA:**
 - 9 & 21 GLENWOOD AVENUE, RALEIGH, NORTH CAROLINA 27603 SITE ADDRESS: PIN NUMBER: 1703-49-4521 & 1703-49-4634 DB 016199, PG 00508 BM 1994, PG 1510
 - DEED BOOK: RECORDED MAP: ZONING(S): DX-7-SH ACREAGE: 0.9 AC EXISTING USE: COMMERCIAL ALLUVIAL SOIL: EMA MAP PANEL #:

ENERAL NOTES: ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH AND/OR NCDOT

- - THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRAFFIC CONTROL AND SHALL ADHERE TO THE PROVISIONS OF THE MUTCD (MOST CURRENT EDITION).
 - PRIOR TO START OF WORK, A PRE-CONSTRUCTION MEETING MUST BE SET UP WITH THE CONTRACTOR AND CITY OF RALEIGH TRANSPORTATION FIELD SERVICES STAFF. CONTACT
 - ENGINEERING INSPECTIONS AT 919-996-2409 TO SET UP THE MEETING. THE CONTRACTOR SHALL OBTAIN A RIGHT-OF-WAY OBSTRUCTION PERMIT FOR ANY WORK WHICH REQUIRES THE TEMPORARY CLOSURE OF A STREET, TRAVEL LANE, PARKING SPACE OR
 - SIDEWALK FROM RIGHT-OF-WAY SERVICES AT LEAST 48 HOURS IN ADVANCE.
 - ANY TEMPORARY STREET CLOSURE MUST BE SUBMITTED 2 WEEKS PRIOR MINIMUM TO THE START OF THE WORK. SEE "RIGHT-OF-WAY CLOSURES" ON WWW.RALEIGHNC.GOV AND SEND THE RIGHT-OF-WAY OBSTRUCTION PERMIT TO RIGHTOFWAYSERVICES@RALEIGHNC.GOV.
 - ANY CONTRACTOR OR PROJECT MANAGER THAT IS WORKING ON A CITY PROJECT SHALL SUBMIT A NOTIFICATION TO THE RW OBSTRUCTION APPLICATION FOR

overcash demmitt

2010 south tryon st. suite 1a

charlotte north carolina 28203

office.704.332.1615

web.www.odarch.com

510 South Wilmington Street | Raleigh, NC 27601 | tel 919.835.1500

1518 Walnut St. Suite 1308 | Philadelphia, PA 19102 | tel 215.545.0121

SUMMIT HOSPITALITY

White Oak Properties Inc.

THE WILLARD

HOTELS

RALIEGH, NC

ODA Project No. 163073

ADMINISTRATIVE SITE

REVIEW

11.13.2017

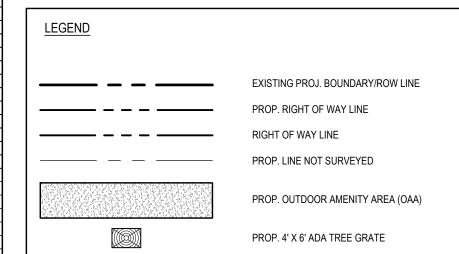
REVISIONS

1ST REVIEW COMMENTS

- EMERGENCY/MAINTENANCE WORK PRIOR TO THE START OF THE WORK. PRIOR TO CONSTRUCTION BEGINNING, ALL SIGNAGE AND TRAFFIC CONTROL SHALL BE IN
- THE CONTRACTOR SHALL REPAIR ALL DAMAGED INFRASTRUCTURE IN THE RIGHT-OF-WAY AND
- RESTORE IT TO PREVIOUS OR BETTER CONDITION. THE CONTRACTOR SHALL REPAIR ANY DAMAGES TO ADJACENT PROPERTIES AND RESTORE IT TO PREVIOUS OR BETTER CONDITION.
- ALL SIDEWALKS MUST BE ACCESSIBLE TO PERSONS WHO ARE VISUALLY IMPAIRED AND PEOPLE WITH MOBILITY DISABILITIES. PEDESTRIAN EXISTING ROUTES AND ALTERNATE PEDESTRIAN ROUTES DURING CONSTRUCTION WILL BE REQUIRED TO BE COMPLIANT WITH THE PUBLIC RIGHTS OF WAY ACCESSIBILITY GUIDELINES (PROWAG), 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES
- IF UNFORESEEN CONDITIONS DEVELOP DURING CONSTRUCTION, REFER TO "CITY OF RALEIGH STREET DESIGN MANUAL" AND CONTACT THE DEVELOPMENT SERVICES ENGINEERING INSPECTORS AT (919) 996-2409.
- PRIOR TO START OF CONSTRUCTION, THE CONTRACTOR SHALL SCHEDULE A MEETING THE DEVELOPMENT SERVICES RIGHT-OF-WAY SERVICE PERMITTING COORDINATOR AT (919)
- 4. IF CONSTRUCTION PLANS FOR PUBLIC AND PRIVATE STREETS OR UTILITIES SHOWN ON THIS PLAN ARE REQUIRED, THEY MUST BE APPROVED BY THE PUBLIC WORKS DEPARTMENT AND PUBLIC UTILITIES DEPARTMENT PRIOR TO ISSUANCE OF PERMITS OR RECORDING OF ANY PLAT
- FOR THIS DEVELOPMENT. . FIELD ADJUSTMENTS TO THIS PLAN MAY BE REQUIRED BY CITY OF RALEIGH INSPECTOR AS NEEDED DURING CONSTRUCTION.
- ALL SURVEY INFORMATION PROVIDED TO JDAVIS ARCHITECTS BY JONH A. EDWARDS & COMPANY IN RALEIGH, NORTH CAROLINA IN DIGITAL FORMAT IN OCTOBER, AND

SUPPLEMENTAL INFORMATION WAS OBTAINED FROM WAKE COUNTY GIS IN AUGUST, 2017.

- WITHIN THE SIGHT TRIANGLES SHOWN ON THIS PLAN, NO OBSTRUCTION BETWEEN 2 FEET AND 8 FEET IN HEIGHT ABOVE THE CURB LINE ELEVATION SHALL BE LOCATED IN WHOLE OR PART. OBSTRUCTIONS INCLUDE BUT ARE NOT LIMITED TO ANY BERM, FOLIAGE, FENCE, WALL, SIGN,
- OR PARKED VEHICLE. . UNLESS NOTED, ACCESS ROUTE FOR EMERGENCY VEHICLES SHALL PROVIDE AN INSIDE TURNING RADIUS OF 28' MINIMUM.
- 9. UNLESS NOTED, ALL DIMENSIONS SHOWN ARE TO BACK OF CURB.
- . TRASH AND CARDBOARD DUMPSTER(S) ENCLOSURE SHALL COMPATIBLE WITH MATERIAL AND/OR COLOR OF THE PRINCIPAL BUILDING.
- GROUND-MOUNTED MECHANICAL EQUIPMENT MUST ADHERE TO THE SCREENING REQUIREMENT OF SEC. 7.2.5.D.4. AND IS <u>NOT</u> ONLY LIMITED TO BEING VISIBLE FROM THE PUBLIC RIGHT OF WAY.
- CONTRACTOR TO FIELD LOCATE AND VERIFY ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION AND REPORT ANY DISCREPANCIES TO LANDSCAPE ARCHITECT PRIOR TO ANY CONSTRUCTION ACTIVITIES. CONTACT NC ONE AT 811 FOR FIELD LOCATION OF UNDERGROUND UTILITIES.
- HANDICAP PARKING SPACE(S) AND HC ACCESS AISLE(S) SHALL BE NO GREATER THAN TWO PERCENT (2%) PITCH IN ANY DIRECTION(S) AS PER ADA STANDARDS.
- PROVIDE SIGNAGE AND STRIPING OF HANDICAP SPACES AS PER ADA STANDARDS.
- ALL RETAINING WALLS GREATER THAN 30" IN HEIGHT TO INCLUDE SAFETY RAIL OR FENCE. THE MINIMUM CORNER CLEARANCE FROM THE CURB LINE OF INTERSECTING STREETS SHALL
- BE AT LEAST 20 FEET FROM THE POINT OF TANGENCY OF THE CURB. NO DRIVEWAYS SHALL ENCROACH ON THIS MINIMUM CORNER CLEARANCE. WC ACCESS RAMPS WILL BE PROVIDED IN ACCORDANCE WITH CITY OF RALEIGH PUBLIC
- WORKS DEPARTMENT STANDARDS, PROWAG STANDARDS AND ADAAG SPECIFICATIONS
- ALL RAMPS AND HANDRAILS SHALL BE CONFORM TO ANSI STANDARDS AND SHALL BE COMPLY
- ALL ABOVE GROUND UTILITY DEVICES (TO INCLUDE BUT NOT LIMITED TO TELEPHONE AND CABLE PEDESTALS, ELECTRICAL TRANSFORMERS, BACKFLOW DEVICE HOTBOX, ETC) SHALL BE SCREENED FROM OFF-SITE VIEW BY EVERGREEN SHRUBS, FENCE, OR WALL.
- . GENERAL UTILITY PLACEMENT EASEMENT IS FOR INSTALLATION OF PRIVATE UTILITIES.



PROP. BIKE RACK FOR TWO PROP. BIKE RACK FOR TEN (IN PARKING DECK)

PROP. 6' BENCH

PROP. (1) TABLE & (2) CHAIRS

PROP. 4' X 2' PLANTER

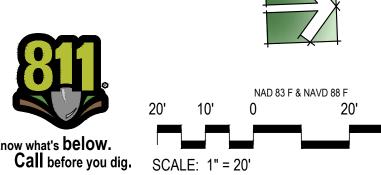
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SR-XX-17

SITE PLAN





SITE PLAN

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